

126.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

969,600 / 969,600

969,600 / 969,600

969,600 / 969,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
106		WILDWOOD AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GREENBERG LEONARD--ETAL	
Owner 2: STYCZYNSKI LYN E	
Owner 3:	
Street 1: 106 WILDWOOD AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Postal:	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Stucco Exterior and 2530 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int


























**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5820.000	433,100	1,400	535,100	969,600

Legal Description	
User Acct	81066
GIS Ref	
GIS Ref	
Insp Date	11/17/17

**Patriot Properties Inc.**

Total Card	0.134	433,100	1,400	535,100	969,600
Total Land:					

Source: Market Adj Cost	Total Value per SQ unit /Card:	383.24	/Parcel:	383.24
				Land Unit Type:

Entered Lot Size
Total Land:

Land Unit Type:

I9757!

PREVIOUS ASSESSMENT		Parcel ID	126.0-0004-0003.0
Tax Yr	Use	Cat	Bldg Value
2022	101	FV	433,100
2021	101	FV	420,500
2020	101	FV	420,400
2019	101	FV	315,900
2018	101	FV	308,400
2017	101	FV	308,400
2016	101	FV	308,400
2015	101	FV	291,700

Asses'd Value	Notes	Date
969,600	Year end	12/23/2021
957,000	Year End Roll	12/10/2020
956,900	Year End Roll	12/18/2019
882,300	Year End Roll	1/3/2019
726,100	Year End Roll	12/20/2017
708,300	Year End Roll	1/3/2017
678,600	Year End	1/4/2016
602,400	Year End Roll	12/11/2014

9757

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	18198-260		6/1/1987		184,000
				V Tst Verif	
				No	Y
					Notes

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2007	507	Addition	321,318	C		G9	GR FY09	ADD & RENO EXISTG

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	189	PATRIOT
10/30/2008	External Ins	BR	B Rossignol
11/13/2000	Hearing N/C		
11/24/1999	Meas/Inspect	264	PATRIOT
7/15/1992		KT	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	PDAS. OF=XTRA SINKS.																			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall: 1 - Wood Shingl	3/4 Bath: 1	Rating: Very Good																				
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	A 3QBth	Rating:																				
OthrFix: 2	Rating: Good	A HBth:	Rating:																						
Kits: 1	Rating: Very Good	Fpl: 1	Rating: Good																						
A Kits:	Rating:	WSFlue:	Rating:																						
Other Features		Condo Information																							
Location:	Total Units:	Floor:	% Own:																						
Const Mod:		Name:																							
Lump Sum Adj:																									
<b>GENERAL INFORMATION</b>																									
Grade: C - Average	Year Blt: 1912	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct:	Fact: .																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:		Exterior:	No Unit	RMS	BRS	FL													
						Economic:		Interior:	1	7	3	M													
						Special:		Additions:																	
						Override:		Kitchen:																	
								Baths:																	
								Plumbing:																	
								Electric:																	
								Heating:																	
								General:																	
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>													
				Basic \$ / SQ: 135.00	Size Adj.: 1.06501973	Const Adj.: 1.00989902	Adj \$ / SQ: 145.201	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
				Other Features: 108538	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: 1.00						FFL	First Floor	1,301	145.200	188,906								
				LUC Factor: 1.00	Adj Total: 532114	Depreciation: 98973	Deprecated Total: 433141	WtAv\$/SQ:	AvRate:	Ind.Val			BMT	Basement	1,229	43.560	53,536								
								Juris. Factor:		Before Depr:	145.20		SFL	Second Floor	1,229	145.200	178,452								
								Special Features: 0		Val/Su Net:	113.38		OFFP	Open Porch	61	43.980	2,683								
								Final Total: 433100		Val/Su SzAd	171.19														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 126.0-0004-0003.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
19	Patio	D	Y	1	24X16	G	AV	2008	4.03	T	8.8	101			1,400		1,400								
More: N				Total Yard Items: 1,400				Total Special Features:				Total: 1,400													